

Subject Property

R-4

A-3

C-1
C

A-30

A-30
SC

C-1

A-O

S-D

C-3

R-4

A-O

A-O
SC

C-1
C

S-D

C-1

nco
C-1

nco
S-D
C

nco
R-4

n
A
S

C-1

HAWTHORNE

UNIVERSITY

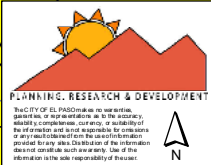
UNIVERSITY

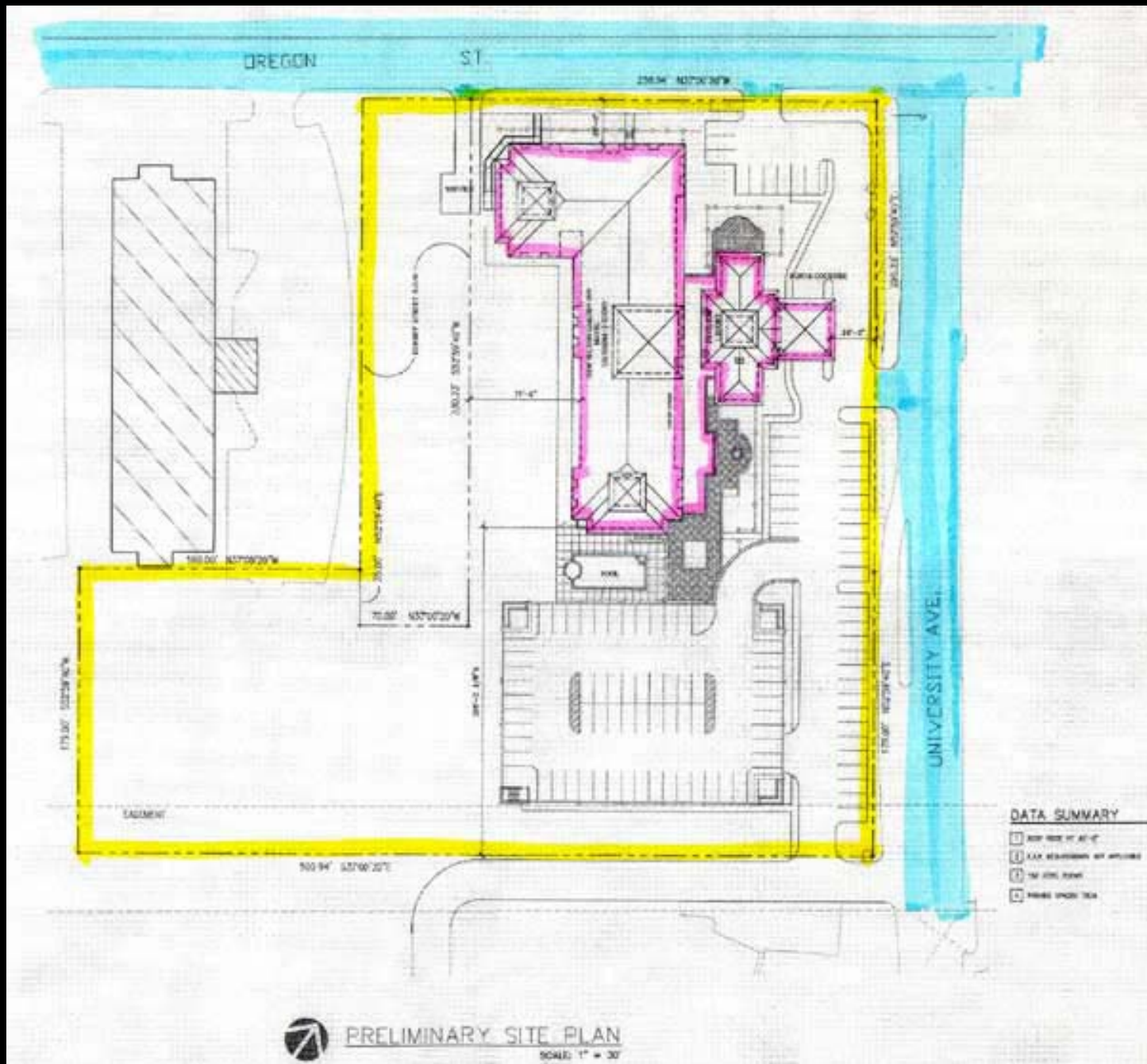
KERBEY

MESA

BLANCHARD

ZON04-00122





ZON04-00122









ZON04-00122



ZON04-00122



ZON04-00122



ZON04-00122



ZON04-00122



ZON04-00122



ZON04-00122



ZON04-00122





Subject Property

R-4

A-3

C-1
C

A-30

A-30
SC

C-1

A-O

S-D

C-3

R-4

A-O

A-O
SC

C-1
C

S-D

C-1

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HAWTHORNE
ZON04-00122

UNIVERSITY

UNIVERSITY

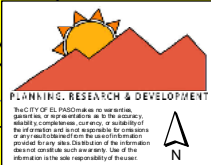
OREGON

KERBEY

MESA

OREGON

BLANCHARD



"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

M E M O R A N D U M

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
Patricia D. Adaauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator *FL*

SUBJECT: Council Agenda Item (Ordinance)
Introduction: November 02, 2004
Public Hearing: November 23, 2004

DATE: October 25, 2004

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4925.

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCKS 161, 162 AND 187, AND THE VACATED STREETS AND ALLEYS INCLUDED THEREIN, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) AND A-3 (APARTMENT) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: UNIVERSITY OF TEXAS AT EL PASO. ZON04-00122 (DISTRICT 1)

Office Use Only			
Mayor's Office (2 copies):	date:	time:	by:
Representative District 1:	date:	time:	by:
Representative District 2:	date:	time:	by:
Representative District 3:	date:	time:	by:
Representative District 4:	date:	time:	by:
Representative District 5:	date:	time:	by:
Representative District 6:	date:	time:	by:
Representative District 7:	date:	time:	by:
Representative District 8:	date:	time:	by:
City Attorney's Office:	date:	time:	by:

c: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Esther Guerrero, Planning Tech.;
Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.;
City Clerk's Office



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 25, 2004

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator

SUBJECT: **ZON04-00122:** A portion of Blocks 161, 162 and 187 and the vacated streets and alleys included therein, Alexander Addition
LOCATION: University Avenue at Oregon Street
REQUEST: From: R-4 (Residential);
To: C-4 (Commercial)

The City Plan Commission (CPC), on **October 14, 2004**, voted **5 - 0** to recommend **APPROVAL** of rezoning the subject property from R-4 (Residential) and A-3 (Apartment) to C-4 (Commercial) with conditions, concurring with Staff's recommendation.

CPC recommended conditions

The following uses shall be prohibited:

1. *Automotive repair garage; for repair of passenger vehicles, light trucks and buses and repair garage for repair of motorcycles;*
2. *Automobile or truck parts sales;*
3. *Automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service;*
4. *Boat and boat trailer, storage, sales and service;*
5. *Transportation terminal type A, complying with Section 20.08.203;*
6. *Sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment, provided none are placed in a required front yard;*
7. *Trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; provided, that all units are in usable condition, are not placed in a required front yard and the storage area is separated from the display area;*
8. *Travel trailer or mobile home park, subject to site development plan approval and to the development standards contained in Section 20.42.090;*
9. *Self-storage warehouse;*
10. *General contractor yard;*

11. *Manufacturing or assembly of spacecraft or component parts, medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, electrical or electronic apparatus, communication equipment, manufacturing of clothing, leather shoes, leather boots and other leather goods, or similar manufacturing type uses, provided such use is not noxious or offensive by reason of the emission of dust, smoke, odor, fumes, noise, vibration or illumination or is not hazardous to life or property. Tanning of leather and manufacturing of rubber boots and shoes is prohibited;*
12. *Transportation terminal type B, complying with Section 20.08.203;*
13. *Drum and barrel reconditioning;*
14. *Outdoor flea market in accordance with the provisions of Section 20.08.201 of this title;*
15. *Retail shipping center, complying with Section 20.08.203, and provided that the total land area does not exceed four thousand square feet and any building proposed within the land area is no larger than two thousand square feet in gross floor area;*
16. *Motor-carrier terminal, complying with Section 20.08.203, and providing that the proposed use is not within one hundred feet from any point along the property line of an existing R, A, PR, SRR or PMD zoning district;*
17. *Retail shipping center, complying with Section 20.08.203, and providing that the proposed use is not within one hundred feet from any point along the property line of an existing R, A, PR, SRR or PMD zoning district;*
18. *Large collection facility, complying with Section 20.08.209;*

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

STAFF REPORT

Rezoning Case: ZON04-00122

Property Owner(s): University of Texas Board of Regents

Applicant(s): University of Texas at El Paso

Representative(s): Gilbert, Coffey & Hobson

Legal Description: A portion of Blocks 161, 162, and 187, and the vacated streets and alleys included therein, Alexander Addition

Location: University Avenue at Oregon Street

Representative District: # 1

Area: 4.48 Acres

Present Zoning: R-4 (Residential), A-3 (Apartment)

Present Use: Vacant

Proposed Zoning: C-4 (Commercial)

Proposed Use: Hotel

Surrounding Land Uses:

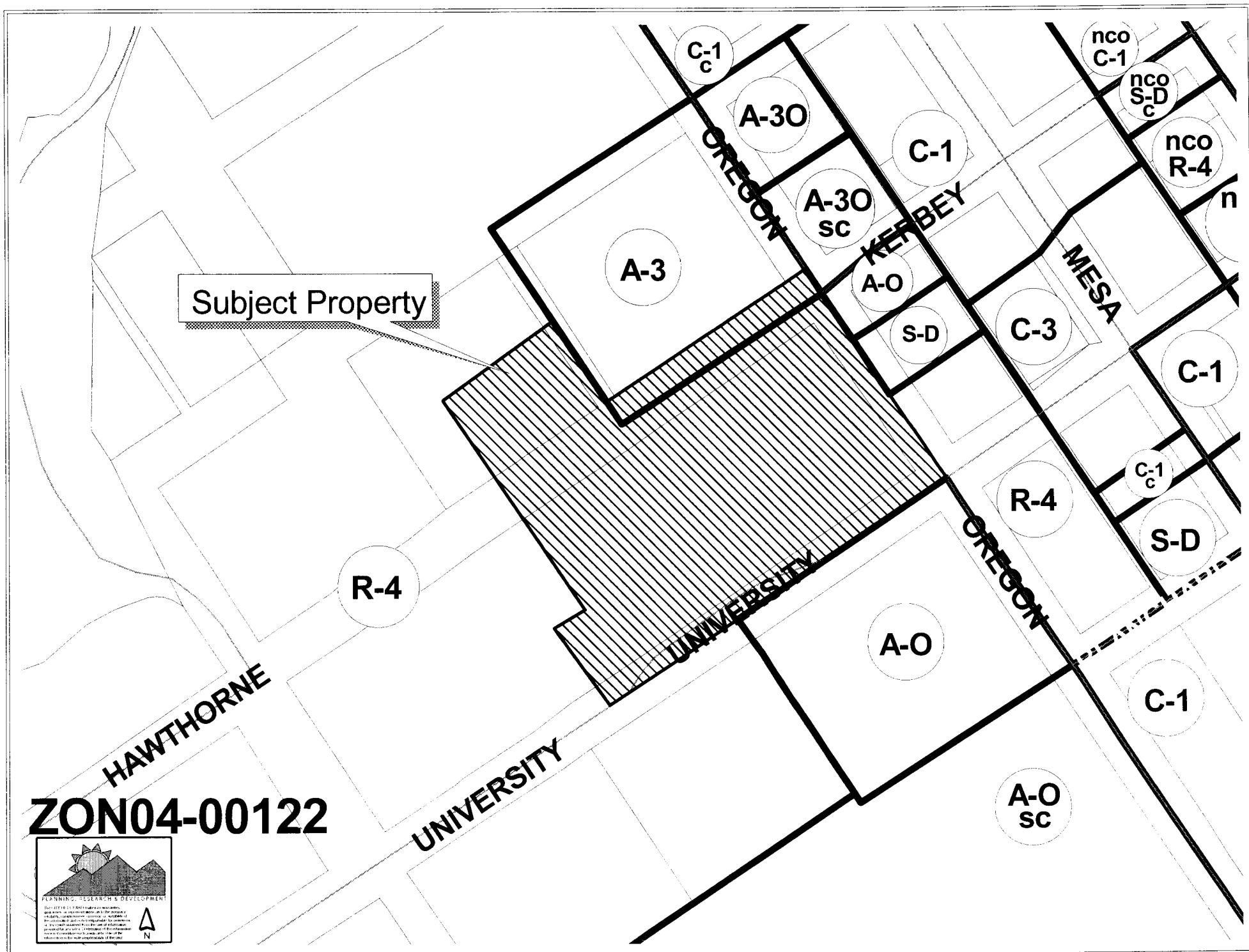
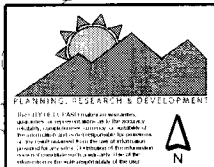
North -	R-4 (Residential), A-2 (Apartment) /
South -	R-4 (Residential), A-O (Apartment/Office) /
East -	R-4 (Residential), A-O (Apartment/Office), S-D (Special Development) /
West-	R-4 (Residential) /

Year 2025 Designation: **Mixed-Use** (Central Planning Area)

**CITY PLAN COMMISSION HEARING, October 14, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Subject Property

ZON04-00122



Zoning Case: ZON04-00122

General Information:

The applicant is requesting a rezoning from R-4 (Residential) and A-3 (Apartment) to C-4 (Commercial) in order to permit a hotel. The property is 4.48 acres in size and is currently vacant. The proposed site plan shows the five (5) story, 153-room hotel to be located on the site. Access is proposed via University Avenue and Oregon Street. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received one (1) letter in support of this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this request for rezoning from R-4 (Residential) and A-3 (Apartment) to C-4/c (Commercial/conditions). There was one (1) vote to recommend denial of the C-4 (Commercial) zoning from the Planning Department.

The following uses shall be prohibited:

4. Automotive repair garage; for repair of passenger vehicles, light trucks and buses and repair garage for repair of motorcycles;
6. Automobile or truck parts sales;
7. Automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service;
13. Boat and boat trailer, storage, sales and service;
41. Transportation terminal type A, complying with Section 20.08.203;
52. Sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment, provided none are placed in a required front yard;
54. Trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; provided, that all units are in usable condition, are not placed in a required front yard and the storage area is separated from the display area;
56. Travel trailer or mobile home park, subject to site development plan approval and to the development standards contained in Section 20.42.090;
59. Self-storage warehouse;
62. General contractor yard;
64. Manufacturing or assembly of spacecraft or component parts, medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, electrical or electronic apparatus, communication equipment, manufacturing of clothing, leather shoes, leather boots and other leather goods, or similar manufacturing type uses, provided such use is not noxious or offensive by reason of the emission of dust, smoke, odor, fumes, noise, vibration or illumination or is not hazardous to life or property. Tanning of leather and manufacturing of rubber boots and shoes is prohibited;
68. Transportation terminal type B, complying with Section 20.08.203;
70. Drum and barrel reconditioning;
72. Outdoor flea market in accordance with the provisions of Section 20.08.201 of this title;
75. Retail shipping center, complying with Section 20.08.203, and provided that the total land area does not exceed four thousand square feet and any building proposed within the land area is no larger than two thousand square feet in gross floor area;
76. Motor-carrier terminal, complying with Section 20.08.203, and providing that the proposed use is not within one hundred feet from any point along the property line of an existing R, A, PR, SRR or PMD zoning district;
77. Retail shipping center, complying with Section 20.08.203, and providing that the proposed use is not within one hundred feet from any point along the property line of an existing R, A, PR, SRR or PMD zoning district;
78. Large collection facility, complying with Section 20.08.209;

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for **Mixed-Use** land uses.

C-4/c (Commercial/conditions) zoning permits a hotel and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4/c (Commercial/conditions) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a hotel be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

- A. Parking shall comply with the parking and handicap requirements, 6’ screening wall required where C zone abuts R or A zones.
- B. Insufficient parking and no handicap parking indicated on site plan

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

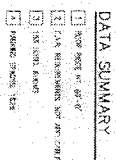
El Paso Water Utilities Notes:

See Enclosure 2.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Mixed-Use land uses.
- B. C-4/c (Commercial/conditions) zoning is not compatible with adjacent zoning and uses.

ATTACHMENT: Site Plan; Enclosure 1.



DATA SUMMARY

[illegible][illegible]

1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**

Fig. 1. The island groups.

Abstract The purpose of this study was to determine the effect of a 12-week training program on the physical fitness of 10-year-old children. The study was conducted in a primary school in Ankara, Turkey. The children were divided into two groups: a control group and an experimental group. The experimental group participated in a 12-week training program that included aerobic, strength, and flexibility exercises. Physical fitness was measured using a series of tests, including a 1000m run, a 15m shuttle run, a 1min sit-up test, a 1min plank test, and a 1min side plank test. The results showed that the experimental group had significantly higher scores than the control group in all tests. The 12-week training program had a positive effect on the physical fitness of 10-year-old children.

Figure 1

100

[illegible]

A PROJECT OF:
TVO NORTH AMERICA
EL PASO, TEXAS

ARCHITECTURE
PLANNING
INTERIORS



MCS
MITCHELL
CARLSON
STONE, INC.

DATE _____
OFFICE ASSIGNED _____

PRELIMINARY
SITE PLAN _____
PROJECT DESCRIPTION _____
0319

EXPIRATION DATE:
A-1.c

2004 - 00122

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: **PLANNING DEPARTMENT**

DATE: **September 27, 2004**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **NW corner of University Ave. & Oregon St.**

ATTN: **Kimberly Forsyth, Fred Lopez, or
Jorge Rousselin, Urban Planners**

PROPOSED USE: **Hotel.**

CASE NO.: **ZON04-00122**

PROPOSED ZONE: **C-4**

REQUEST: **Rezoning from R-4 to C-4**

LEGAL DESCRIPTION: **A portion of Blks 161 & 187, all of Blk 162 and the vacated streets and alleys included therein,
Alexander Addn.**

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks & wheel chair ramps will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location **is** located within the Special Flood Hazard Area. Zone **A 16 & C**, Panel **39 B**.



Bashar Abugalyon, P. E.
Chief Development Engineer

DISTRICT: **1**

HME

DHCC Action:

Approved _____/_____/_____

W/ modifications _____

Denied _____/_____/_____ Reason _____

Tabled _____/_____/_____ Until _____/_____/_____, _____ Weeks

Times Tabled _____, _____, _____, _____, _____, _____, _____, _____.



MIMCOINC.
Commercial Real Estate Management & Investments

October 4, 2004

City Plan Commission
c/o Planning Research and Development
2nd Floor, City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196

RE: ZON04-00122

Attn: City Plan Commission

We received notice of the public hearing to rezone the property located at University at Oregon Street. MIMCO, Inc. fully supports the rezoning of this property from R-4 and A-3 to C-4 in order to permit a hotel. We think this would be a great addition to the neighborhood and provide much needed lodging facilities for the area. If you have any questions please call me at (915) 779-6500. Thank you.

Sincerely,
MIMCO, Inc.

Robert S. Ayoub
President

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCKS 161, 162 AND 187, AND THE VACATED STREETS AND ALLEYS INCLUDED THEREIN, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) AND A-3 (APARTMENT) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Blocks 161, 162 and 187, and the vacated streets and alleys included therein, Alexander Addition, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-4 (Residential) and A-3 (Apartment) to C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-4 (Residential) and A-3 (Apartment) to C-4 (Commercial) in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

The following uses shall be prohibited:

1. Automotive repair garage; for repair of passenger vehicles, light trucks and buses and repair garage for repair of motorcycles;
2. Automobile or truck parts sales;
3. Automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service;
4. Boat and boat trailer, storage, sales and service;
5. Transportation terminal type A, complying with Section 20.08.203;
6. Sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment, provided none are placed in a required front yard;
7. Trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; provided, that all units are in usable condition, are not placed in a required front yard and the storage area is separated from the display area;
8. Travel trailer or mobile home park, subject to site development plan approval and to the development standards contained in Section 20.42.090;
9. Self-storage warehouse;
10. General contractor yard;
11. Manufacturing or assembly of spacecraft or component parts, medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, electrical or electronic apparatus, communication equipment, manufacturing of clothing, leather shoes, leather boots and other leather goods, or similar manufacturing type uses, provided such use is not noxious or offensive by reason of the emission of dust, smoke, odor, fumes, noise, vibration or illumination or is not hazardous to life or property. Tanning of leather and manufacturing of rubber boots and shoes is prohibited;

12. *Transportation terminal type B, complying with Section 20.08.203;*
13. *Drum and barrel reconditioning;*
14. *Outdoor flea market in accordance with the provisions of Section 20.08.201 of this title;*
15. *Retail shipping center, complying with Section 20.08.203, and provided that the total land area does not exceed four thousand square feet and any building proposed within the land area is no larger than two thousand square feet in gross floor area;*
16. *Motor-carrier terminal, complying with Section 20.08.203, and providing that the proposed use is not within one hundred feet from any point along the property line of an existing R, A, PR, SRR or PMD zoning district;*
17. *Retail shipping center, complying with Section 20.08.203, and providing that the proposed use is not within one hundred feet from any point along the property line of an existing R, A, PR, SRR or PMD zoning district;*
18. *Large collection facility, complying with Section 20.08.209;*

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this ____ day of _____, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

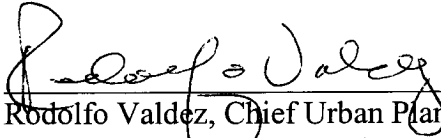
Richarda Duffy Momsen
City Clerk

(additional signatures on the following page)

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004,
by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

Exhibit "A"

Property description: All of Block 162 and a portion of Blocks 161 and 187 and the vacated streets and alleys included therein, Alexander Addition, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Block 162 and a portion of Blocks 161 and 187 and the vacated streets and alleys included therein, Alexander Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument at the intersection of the monument lines of Kansas Street (70-foot right-of-way) and University Avenue (70-foot right-of-way), said monument lines lying 10 feet east and 10 feet north of the respective centerlines of Kansas Street and University Avenue, from which a city monument at the intersection of the monument lines of Kansas Street and Cincinnati Avenue (70-foot right-of-way) bears North 37°00'20" West, a distance of 1650.46 feet; Thence, South 52°59'40" West, along the monument line of University Avenue, at 1320.92 feet passing a city monument on the monument line of El Paso Street, a total distance of 1330.92 feet; Thence, North 37°00'20" West, a distance of 25.00 feet to the northerly right-of-way of University Avenue and the **POINT OF BEGINNING** of this description;

THENCE, North 52°59'40" East, along said right-of-way, a distance of 295.23 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the westerly right-of-way of Oregon Street (70-foot right-of-way);

THENCE, North 37°00'20" West, along said right-of-way, a distance of 329.94 feet to a chiseled "X" set on the northerly right-of-way of vacated Kerbey Street (70-foot right-of-way vacated May 22, 2001, City of El Paso Ordinance No. 014855);

THENCE, South 52°59'40" West, along said right-of-way, a distance of 295.23 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the centerline of vacated El Paso Street (70-foot right-of-way vacated February 8, 1962, City of El Paso Ordinance No. 2611);

THENCE, North 37°00'20" West, along said centerline, a distance of 180.00 feet;

THENCE, South 52°59'40" West, a distance of 179.00 feet to the westerly line of that certain 6-foot easement described October 2, 1956, in Book 1586, Page 289, Deed Records, El Paso County, Texas;

THENCE, South 37°00'20" East, along said westerly line, a distance of 383.73 feet to a set 5/8" rebar with cap marked "RPLS 4178";

THENCE, South 52°59'40" West, a distance of 52.62 feet to a set P-K nail;

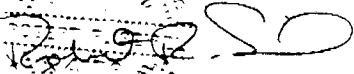
THENCE, South 37°00'20" East, a distance of 126.21 feet to a chiseled "X" set on the northerly right-of-way of University Avenue;

THENCE, North 52°59'40" East, along said right-of-way, a distance of 231.62 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 4.484 acres (195,330 square feet) of land more or less.

NOTE: A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SCIPPEL ASSOCIATES, INC.
Professional Land Surveyors



Robert R. Scippl, R.P.L.S.
President
Texas License No. 4178

Job Number 04-0033B
September 13, 2004

REVISED: October 27, 2004